



zoning code rewrite

Water Quality Advisory Group
April 16, 2012



presentation

background

project today

addressing ESD

remaining schedule

of the current ordinance

last comprehensive revision 1977

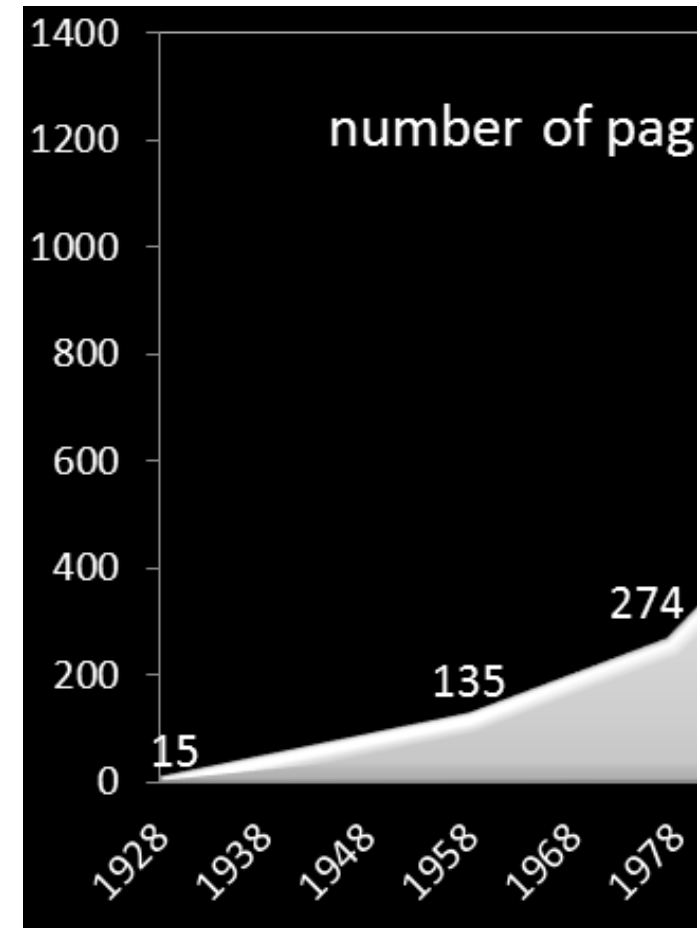
123 zones

over 1200 pages

more than 400 uses

over 480 footnotes

rules for approval vary across zones



result

lack of coordination or broad vision
reactive, piecemeal changes

complex, redundant, outdated code
unable to respond to market changes



zoning rewrite

update single-use commercial zones

minimize changes to residential zones

create greater certainty linking use, density, height

improve development review and approval process

address environmental site design issues



goal

promote established neighborhoods, allow for infill of appropriate scale and intensity & help create walkable neighborhoods where sustainable design enhances public space



zoning tomorrow

user-friendly

ESD friendly

fewer zones

one use table

reflect the emphasis of quality infill

incorporate design standards

preserve existing neighborhoods



project today - preliminary drafts complete

article 59-2 zoning districts

article 59-3 uses and use standards for all zones

article 59-4 zoning district regulations

article 59-6 optional method

article 59-7 general development regulations

article 59-8 administration & procedures

article 59-9 definitions

need to complete

introductory section to the code

sections on floating, overlay and TDR zones



what's new

building types -

standards

forms

context



Detached House



Duplex



Townhouse



Apartment/Condo



Mixed Use Building



General Building



Community Building

consolidating and updating use table

permitted – allowed under zone standards

limited – allowed under additional nondiscretionary

conditional – board of appeals and/or hearing exam

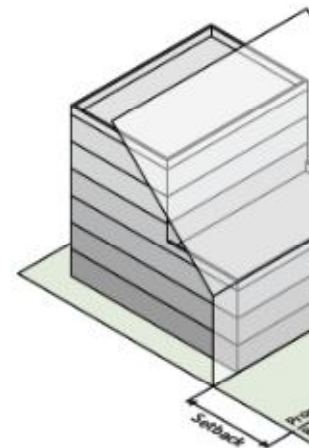
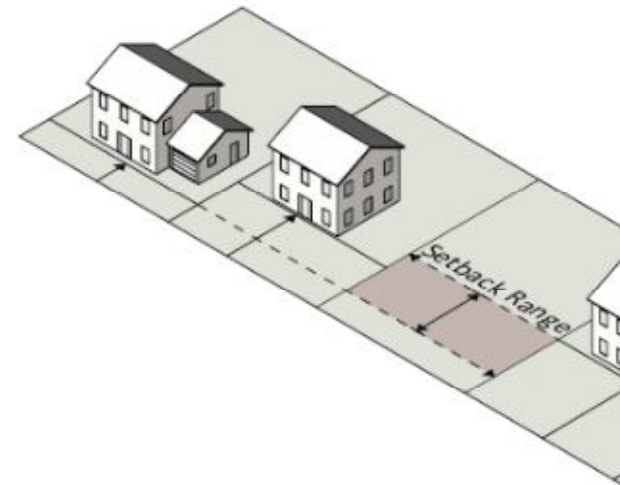
measurement & exceptions:

angular plane setbacks

infill compatibility standards

simplify measurement of height

encroachments for ESD & renewable energy

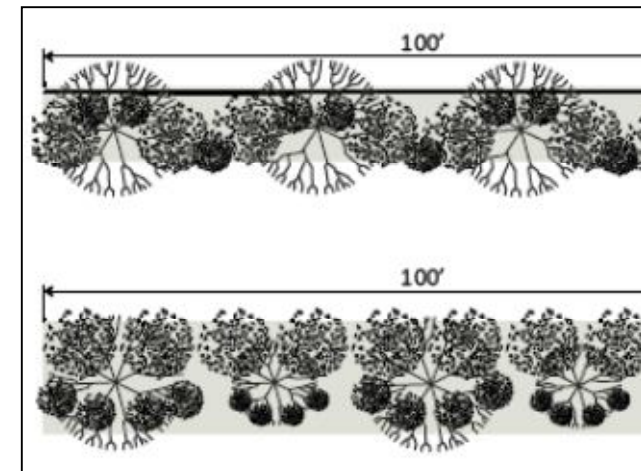


general regulations

recreational facilities – point system

parking – based on parking study, min/max in parking districts and other locations

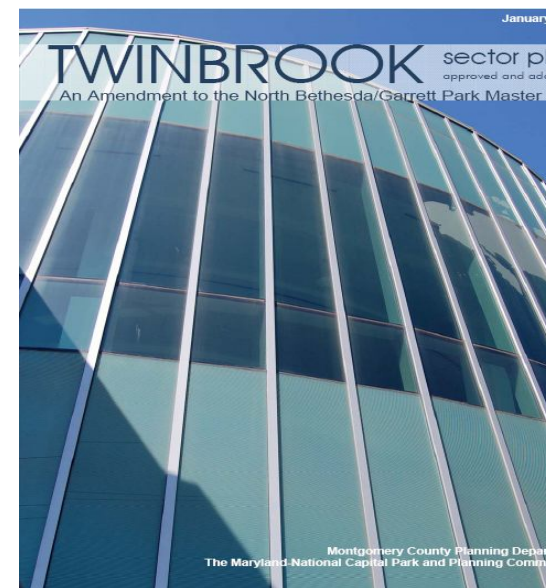
landscape & lighting – buffering & illumination standards



potential zone conversion

master plan guided process

review of every commercial property in every master



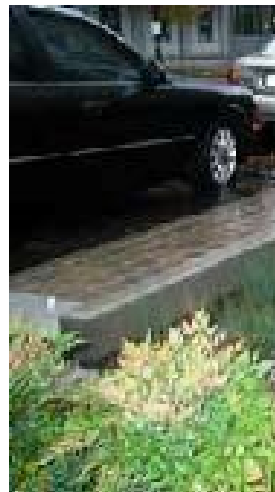
Environmental site design

Important consideration in code rewrite

DEP consultant code analysis for ESD

- chapter 59 recommendations

Interagency and stakeholder review



remaining schedule

consolidated review draft - june

staff draft to planning board – sept

planning board draft to county council – dec

Outreach

website – comment board, all drafts, materials, and me

listserv of 400+ recipients

zoning advisory panel meetings

meetings with civic, community, stakeholder groups

6 open house meetings over next 4 weeks

additional open house meetings in june/july



materials available online

drafts

use comparison charts

presentations and taped zoning advisory meetings

fact sheets – comparison zone to zone, issue-based

video – what is zoning? multiple cable show segments



Questions?

